173.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	808,500	/	808,500
USE VALUE:	808,500	/	808,500
ASSESSED:	808,500	/	808,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES LORRAINE/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	28 SUTHERLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JONES ALBERT P--ETAL -
Owner 2:	JONES LORRAINE J -
Street 1:	28 SUTHERLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Asbestos Exterior and 2766 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4050.000	447,100	1,300	360,100	808,500
Total Card	0.093	447,100	1,300	360,100	808,500
Total Parcel	0.093	447,100	1,300	360,100	808,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 292.33 | /Parcel: 292.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	114931
GIS Ref	
GIS Ref	
Insp Date	06/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 173.0-0003-0001.0

!13413!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	447,600	1300	4,050.	360,100	809,000	809,000	Year End Roll	12/18/2019
2019	104	FV	349,000	1300	4,050.	355,000	705,300	705,300	Year End Roll	1/3/2019
2018	104	FV	349,000	1300	4,050.	272,600	622,900	622,900	Year End Roll	12/20/2017
2017	104	FV	327,700	1300	4,050.	257,200	586,200	586,200	Year End Roll	1/3/2017
2016	104	FV	327,700	1300	4,050.	236,600	565,600	565,600	Year End	1/4/2016
2015	104	FV	292,700	1400	4,050.	221,200	515,300	515,300	Year End Roll	12/11/2014
2014	104	FV	292,700	1400	4,050.	203,700	497,800	497,800	Year End Roll	12/16/2013
2013	104	FV	304,300	1400	4,050.	203,700	509,400	509,400		12/13/2012

PRINT

Date	Time
12/11/20	03:22:31

LAST REV

Date	Time
07/30/18	12:06:56

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13413

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES ALBERT P-	44844-309		3/22/2005	Family	1	No	No		
	9468-135		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	114931
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	Meas/Inspect	BS	Barbara S
3/9/2009	Inspected	163	PATRIOT
12/30/2008	Measured	163	PATRIOT
4/24/2000	Inspected	270	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4050		Sq. Ft.	Site		0	70.	1.27	6			Topo	-5					360,098						360,100	

Total AC/HA:	0.09298	Total SF/SM:	4050	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	360,098	Spl Credit
Total:	360,100										

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07648253
Const Adj.:	0.93100190
Adj $ / SQ:	170.375
Other Features:	119000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	647996
Depreciation:	200879
Depreciated Total:	447117

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

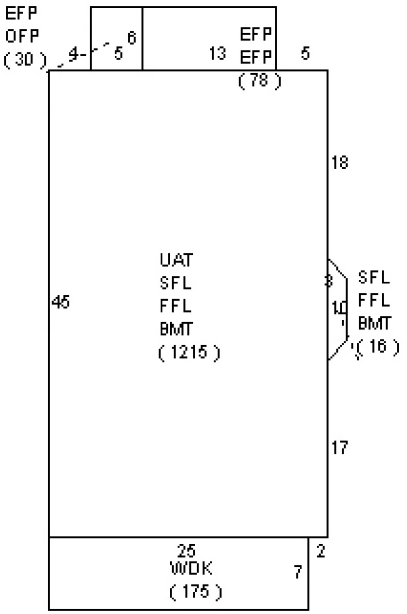
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.38
Special Features:	0	Val/Su Net:	101.89
Final Total:	447100	Val/Su SzAd	181.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,231	51.110	62,920
FFL	First Floor	1,231	170.380	209,732
SFL	Second Floor	1,231	170.380	209,732
UAT	Upper Attic	304	119.260	36,226
EFP	Enclos Porch	186	38.970	7,249
WDK	Deck	175	10.910	1,909
OFP	Open Porch	30	40.960	1,229
	Net Sketched Area:	4,388	Total:	528,997
Size Ad	2462	Gross Are	5299	FinArea 2766

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	10X18	A	AV	1970	11.56	T	39.2	104			1,300			1,300

More: N	Total Yard Items:	1,300	Total Special Featues:		Total: 1,300